

## S U M M A R Y

**FILE NO.** 2225

**Thomas Guide Map No.** 626/627

**Date Received:** 12/30/05

**ENTITY** Coal Creek Utility District

**Date Distributed:** 01/03/06

**ACTION** Petition for Annexation

**Date Filed:**

**TITLE** SE May Valley Road Annexation

**Expiration 45 Days:** 02/13/06

**Board Meeting:** 02/09/06

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| <b>Location</b>                              | <p>The proposed SE May Valley Road Annexation lies, in part, within the corporate boundaries of the City of Newcastle and, in part, in Unincorporated Urban King County.</p> <p>The site, in its entirety, is generally bounded on the north by SE 85<sup>th</sup> Street (if extended). Cougar Mountain Wildland Park is located immediately to the north of the eastern portion of the proposed SE May Valley Road Annexation.</p> <p>The southern boundary of the site is generally formed by SE 95<sup>th</sup> Place (if extended). The western boundary of the site is variously formed by 144<sup>th</sup> Place SE and by 143<sup>rd</sup> Avenue NE (if extended). The eastern boundary of the site is adjacent to Cougar Mountain Wildland Park and approximately follows 150<sup>th</sup> Avenue SE (if extended).</p> |
| <b>Land Area</b>                             | 136.5 acres   |
| <b>Land Use</b>                              | Twenty-three parcels (18 single-family homes; 5 vacant parcels)   |
| <b>Population</b>                            | Estimated at 45 persons   |
| <b>Assessed Valuation</b>                    | \$4,963,956.00  |
| <b>County Comprehensive Plan Designation</b> | Unincorporated King County: Residential – Rural   |
| <b>County Zoning</b>                         | Unincorporated King County: Residential – R-1 (One dwelling unit per 2.5 – 10 acres)  |
| <b>City Comprehensive Plan</b>               | City of Newcastle: Low Density Residential  |
| <b>City Zoning</b>                           | City of Newcastle: Residential R-1 (One dwelling unit per acre);<br>City of Newcastle: Residential R-4 (4 dwelling units per acre)  |
| <b>District Comprehensive Plan</b>           | Coal Creek Utility District Comprehensive Plan – Water and Sewer Systems  |
| <b>District Franchise</b>                    | Franchises will be provided as necessary for the City of Newcastle and for King County  |

**Urban Growth Area (UGA)** The site is located within the Urban Growth Area as identified under the State Growth Management Act, King County Comprehensive Plan, and the Coal Creek Utility District Comprehensive Plan.

**SEPA Declaration** A SEPA Environmental Checklist was prepared and a determination of Non-Significance was issued in October of 2005.

**ENTITIES/AGENCIES NOTIFIED:**

**King County Council Member(s):** Reagan Dunn

**King County:** Clerk of Council, Department of Assessments, Fire Marshal, Health Division  
State Department of Ecology, Puget Sound Regional Council,  
Municipality of Metropolitan Seattle (Metro)

**Cities:** City of Newcastle; City of Renton; City of Bellevue

**Fire Districts:** Eastside Fire and Rescue; City of Bellevue Fire Department

**Water Districts:** King County Water District No. 117; King County Water District 90

**Sewer Districts:** Not Applicable

**School District:** Issaquah District No. 411; Renton District No. 403

## **SUMMARY: FILE NO. 2225**

The Coal Creek Utility District proposes to annex approximately 136.5 acres located within the City of Newcastle and within Urban Unincorporated King County. The proposed SE May Valley Road Annexation lies, in part, within the corporate boundaries of the City of Newcastle and, in part, in Unincorporated Urban King County.

The proposed SE May Valley Road Annexation lies, in part, within the corporate boundaries of the City of Newcastle and, in part, in Unincorporated Urban King County. The site, in its entirety, is generally bounded on the north by SE 85<sup>th</sup> Street (if extended). Cougar Mountain Wildland Park is located immediately to the north of the eastern portion of the proposed SE May Valley Road Annexation. The southern boundary of the site is generally formed by SE 95<sup>th</sup> Place (if extended). The western boundary of the site is variously formed by 144<sup>th</sup> Place SE and by 143<sup>rd</sup> Avenue NE (if extended). The eastern boundary of the site is adjacent to Cougar Mountain Wildland Park and approximately follows 150<sup>th</sup> Avenue SE (if extended).

The Coal Creek Utility District initiated this annexation proposal based on a petition by property owners. The authority for annexation is derived from RCW 57.24.010 (Annexation of Territory). The Coal Creek Utility District includes the Annexation Area in its Comprehensive Plan. The SE May Valley Road Annexation is being proposed by the Coal Creek Utility District in order to facilitate the provision of coordinated water services and coordinated sewer services to the Area. Annexation will also provide residents an opportunity to participate in elections for the Coal Creek Utility District. A Resolution for Annexation was approved by the District in October 2005.

Coal Creek Utility District representatives report that the District has the authorization and the necessary resources to provide both water service and sewer service to the SE May Valley Road Annexation Area.

Coal Creek Utility District representatives report that the proposed annexation is consistent with the State Growth Management Act (RCW 36.70.) More specifically, the proposed annexation is reported to conform to the State Growth Management Act (RCW 36.70A.) For example, the annexation is reportedly supported by RCW 36.70A.020 (12), which calls for public services to support permitted development. Annexation would also permit development of primary land uses and corollary public services (e.g., water) envisioned in the Act.

Coal Creek Utility District representatives also report that the SE May Valley Road Annexation is consistent the King County Comprehensive Plan. The proposed Annexation reportedly specifically addresses King County Comprehensive Plan/Countywide Planning Policies including, but not limited to Policies LU-26, LU-31, CO-10, F-225 and F-245 which support utility services in Urban Areas as necessary to permit development which provides for public welfare and safety. Water service and sewer service is also permitted in keeping with environmental protection standards for this Area.

Coal Creek Utility District representatives also report that this Annexation will provide the opportunity for coordinated water service and for sewer service that will support current and future development in the SE May Valley Road Area. However, the proposed action will not have any direct effect on the area's land use designations, zoning, population allocations, or other public facilities/services associated with the proposed annexation. More specifically, properties within the SE May Valley Road Area are designated entirely for residential use. The Area is largely developed with the permitted residential uses. There are a limited number of vacant properties.

Currently, the SE May Valley Road Annexation Area includes some properties which receive water services from the Coal Creek Utilities District; other properties are served by private well systems. None of the properties in the SE May Valley Road Annexation Area are currently linked to wastewater systems. Developed properties are on septic systems.

Those vacant properties within the Urban Unincorporated Area of King County will be developed under County standards. This portion of the Annexation Area is permitted to be developed with residential uses of one dwelling unit per 2.5 - 10 acres.

Similarly, lands within the City of Newcastle must be developed in keeping with City standards. This portion of the Annexation Area is permitted to be developed with residential uses at densities ranging from one unit per acre to four units per acre.

Land uses and infrastructure developed within King County and within the City of Newcastle will be required to be consistent with state, regional, and local environmental protection standards.

Coal Creek Utility District representatives report that this Annexation would be consistent with RCW 36.93.180 (Objectives of the Boundary Review Board. For example, the proposed annexation would help to preserve and enhance the community (Objective 1) through the provision of a public service that would enable suitable residential development in the area. Annexation will enable properties to obtain access to services that will enhance public health and safety.

For example, the annexation would help to preserve the community (Objective 1) by providing an opportunity for coordinated services that will protect and enhance residential uses. The proposed annexation is also consistent with Objective 3, which calls for logical and viable service areas.

Similarly the annexation would be consistent with Objective 4 and Objective 7 calling for regular and practical boundaries. The Coal Creek Utility District has approved plans, technology, and resources required to provide coordinated, orderly service to properties within the District. Other properties in the vicinity are now served by Coal Creek Utility District. The addition of the SE May Valley Road properties to the Coal Creek Utility District would provide for more regular service area boundaries thereby permitting more efficient coordinated services.

The Coal Creek Utility District has planned for funding costs for provision of public water service to the SE May Valley Road Annexation Area upon request for services. Responsibility for costs associated with extending service to the property will be established by the District and the property owners within the Annexation Area. The District does not anticipate substantial changes to revenue or expenditures with extension of service to the annexation area.

The proposal will not affect fire service, emergency services, or other public services.